

LYNCHBURG CITY COUNCIL REPORT

Meeting Date: January 29, 2002

Council Report # 3

Strategic Leadership Team Contact: Rachel Flynn

Report Writer: Keith Wright

Subject: BluffWalk Center Project Amendment

Purpose of Action:

- To consider citizen input regarding amendments to the HUD Section 108 loan guarantee for the BluffWalk Project.

Requested Action: Conduct a public hearing

Prior Action: October 10, 2000 – City Council Approved a HUD Section 108 guarantee loan application for the BluffWalk Project
January 29, 2002 – City Council Work Session

Attachments: None

Resolution:

Be it resolved that the City Manager is hereby authorized to execute all necessary and required documents regarding the BluffWalk Project.

Adopted:

Certified:

Clerk of Council

018L

Other Information:

On October 10, 2000, City Council approved a Housing and Urban Development (HUD) Section 108 loan guarantee application regarding the BluffWalk Center Project. Since the original application was submitted, the project has changed in scope and is considered by HUD a project amendment that requires a separate public hearing. The cost of the project increased from its original estimate of \$8.5 million and the hotel has been downsized from a 54-room hotel to a 29- room hotel to make available additional lease space for office use. The two restaurants and conference center will remain and the time-frame of the different components of the project have changed as follows:

Phase I – Opening of the restaurant and office space on October 1, 2002

Phase II – Opening of the hotel and conference center on January 1, 2003

Phase III – Opening of the brewpub and biergarten on April 1, 2003

The application is currently under considered by HUD's review panel for approval. Contingent upon approval from the review panel for the project and City Council regarding the project amendment, the City will enter into an agreement with Riverfront Development, LLC for the BluffWalk Project. This agreement will ensure that all job creation criteria and all federal and local requirements will be met.